

City Plan Commission
Monday, August 15, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing 1:30 PM

1. File No. 110445. An ordinance relating to the First Amendment to the General Planned Development known as Concordia Trust, for modification of the northern portion of the site, on land located on the East Side of North 33rd Street and South of West State Street, in the **4th Aldermanic District**. This amendment was requested by Forest County Potawatomi Community, and will allow for modifications to the site statistics and plan for the northern portion of the site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Jacquart

Second by: Gamboa

Zoning – Public Hearing 1:30 PM

2. File No. 110446. An ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Concordia Trust Phase II, for redevelopment of the site, on land located on the north side of West State Street, east of North 33rd Street, in the **4th Aldermanic District**. This zoning change was requested by Forest County Potawatomi Community, and will allow for redevelopment of the site.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Jacquart

Second by: Gamboa

*1. Properly label the black and white elevations, and note glazing types (clear/tinted). 2. Provide glazing and building material samples. 3. Clarify whether the large tree on the southeast corner of State Street will be retained, as it is ghosted on the landscape plan and shown in the color elevations and renderings. However, it is not noted as being retained on the plans. If it will remain, please label as such. If the tree will not be kept, then remove it from the elevations and renderings. 4. Add masonry piers to the corners of the fences, similar to the piers that flank the entrance to the surface parking lot on Highland. These piers should be added at the corners along Highland and State.

Zoning

3. File No. 110431. Resolution relating to a minor modification for the Detailed Planned Development known as Cathedral Heights, for site plan modification, on land located on the north side of West Florist Avenue and east of North 73rd Street, in the **2nd Aldermanic District**. This minor modification will allow for modifications to the previously approved site plan, and permit phased construction on the site. The first phase will entail a scaled back church from what was previously approved, and associated parking.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Jacquart

Second by: Stokes

Zoning

4. Resolution approving the site plan and building elevations for the conversion of the former Pabst Brewery brew house and mill house into a six-story, 90-room hotel, on the northwest corner of North 10th Street and West Juneau Avenue, in the **4th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as the Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Jacquart

Zoning

5. Resolution approving the site plan and elevations of a new multi-tenant commercial building at the Foster Pontiac site (known as Wilson Creek Crossing), on the east side of South 27th Street and north of West Howard Avenue, in the **13th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as South 27th and Howard, established by Section 295-1007.0018 of the Milwaukee Code.

Staff Recommendation: Approve conditionally
By Commr: Stokes

Motion to: Approve conditionally*
Second by: Jacquart

*Provide material samples of the proposed concrete brick and burnished decorative CMU base. The brick should be utility sized or smaller.

Meeting Adjourned At: 2:40 PM

By Commissioner: Stokes

Attendance: Najera, Stokes, Jacquart, Gamboa

Excused: Gould, Rodman, Bloomingdale